

Item: _____
Fiscal Impact: _____ N/A
Funding Source: _____ N/A
Account #: _____ N/A

Budget Opening Required: ☐

ISSUE:

Application: ZT-6-2009.

Proposed amendment to Section 7-6-900P of the West Valley City Municipal Code regarding commercial uses in the Residential Mobile Home Zone (RMH).

BACKGROUND:

On July 28, 2009, a West Valley City Commercial Business License application was reviewed by the Planning and Zoning Division for a beauty salon at 2771 South 2670 West. The business would be located within the club house/management office for the Mountain View Mobile Home Park. This site is located within the RMH zone and commercial uses are not permitted in this zone. The applicant, Gladys Garcia, was notified and informed that the license could not be issued.

Ms. Garcia indicated that the facilities are already in place in the club house and that this use would be compatible with the surrounding residential area. Therefore, she submitted a zone text change application to allow for certain commercial type uses to be conditionally approved within the RMH zone.

RECOMMENDATION:

The Planning Commission and City Staff recommend approval of the Zone Text Change to amend section 7-6-903 of the West Valley City Municipal Code and **add beauty salons and coin laundry operated in an existing club house facility** as a conditional use in the RMH Zone.

SUBMITTED BY:

Jody Knapp, Principal Planner